

CLAIMS

WHAT IS CLAIMED IS:

1. A property management system, comprising:

a database;

a first one or more data records stored in the database, the first one or more
5 data records for storing data unique to a first property, said data unique
to the first property capable of being used for managing the first
property;

a second one or more data records in the database, the second one or more
10 data records for storing data unique to a first owner of the first
property, said data unique to the first owner capable of being used for
the first owner's management of the first property in combination with
the data unique to the first property; and

a database management system adapted to parse the first one or more data
15 records for use by a second owner of the first property after the first
property is conveyed from the first owner; the database management
system further adapted to parse the second one or more data records
for retention by the first owner for use by the first owner in a second
property.

2. The system of claim 1, wherein the database management system is for
integrating the second one or more data records with a third one or more data records
after the first owner is conveyed the second property, the third one or more data
5 records for storing data unique to the second property, said data unique to the second
property capable of being used for managing the second property in combination with
the second one or more data records.

3. The system of claim 1, wherein the database management system is further for populating the first data record by receiving at least a portion of the data unique to the first property from a multiple listing service.

4. The system of claim 3, wherein the database management system is for receiving the at least a portion of the data unique to the first property after the address of the first property is matched with corresponding data in the multiple listing service.

5. The system of claim 4, wherein the database management system is for integrating the second one or more data records with a third one or more data records after the first owner is conveyed the second property, the third one or more data records for storing data unique to the second property, the data unique to the second property capable of being used for managing the second property in combination with the second one or more data records.

6. The system of claim 5, wherein the database management system is further for parsing of the second one or more data records by the second owner of the first property after the first property is conveyed from the first owner.

7. The system of claim 6, wherein the database management system is further for integrating the second one or more data records with the first one or more data records by the second owner after the first property is conveyed from the first owner.

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8. The system of claim 5, wherein the database management system is for providing data records from the first and/or the second one or more data records to a third party.

9. The system of claim 8, wherein said third party is a seller's agent.

10. The system of claim 1, wherein the database management system is further for parsing and integrating data records and providing notice to the first owner when a milestone has been reached.

11. The system of claim 1, wherein the database management system is further for monitoring and obtaining data relating to comparative sales data from a multiple listing service and using the data to track home value and equity.

12. The system of claim 1, wherein the database management system is further for monitoring advertisements and parsing and integrating the first and the second one or more data to channel advertisements to the first owner.

13. The system of claim 1, wherein the database management system is further for monitoring the second one or more data records and notifying the first owner when a private mortgage insurance may be cancelled.

14. A method for managing property, comprising:
storing data unique to a first property in a first one or more data records in a

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database, the data unique to the first property capable of being used for managing the first property;

- 5 storing data unique to a first owner of the first property in a second one or more data records in the database, the data unique to the first owner capable of being used for the first owner's management of the first property in combination with the data unique to the first property; and
- 10 parsing the first one or more data records for use by a second owner of the first property after the first property is conveyed from the first owner; and
- parsing the second one or more data records for retention by the first owner for use by the first owner for managing a second property.

15. The method of claim 14, further comprising the step of integrating the second one or more data records with a third one or more data records after the first owner is conveyed the second property, the third one or more data records for storing data unique to the second property, said data unique to the second property capable of
- 5 being used for managing the second property in combination with the second one or more data records.

16. The method of claim 14, further comprising the step of populating the first data record by receiving at least a portion of the data unique to the first property from a multiple listing service.

17. The method of claim 16, further comprising the step of receiving the at least a portion of the data unique to the first property after the address of the first property is matched with corresponding data in the multiple listing service.

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